
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1328 16th Street, NW (17th & O)	Agenda
Landmark/District:	Sixteenth Street and Dupont Circle Historic Districts	Consent Calendar
Meeting Date:	September 22, 2011	X Concept Review
H.P.A. Number:	11-397	Alteration
Staff Reviewer:	Steve Callcott	X New Construction
		Demolition
		X Subdivision

Architect Eric Colbert, representing Keener-Square Properties, seeks conceptual review for construction of a nine-story apartment building on a vacant parcel at the corner of 17th and O Streets, NW. The site is on the same lot as the First Baptist Church on 16th Street (at the east end of the block) and is currently used as a surface parking lot. Because it is located on the same lot as the church, it is technically located in the 16th Street Historic District, despite not having direct frontage or prominent visibility from that district; the site is also located in the Dupont Circle Historic District and abuts the Massachusetts Avenue Historic District to the south.

Proposal

The project calls for a contemporary apartment building of light-colored brick, precast detailing, large openings of fixed and casement windows, and metal and glass projections. Brick banding and other detailing would be evocative of the Streamline Moderne style of the early 20th century without being literally replicative. The primary 17th Street elevation would be symmetrically composed with two projections flanking a centered entrance. The O Street elevation would have three projections and would recess slightly from the street at the rear to accommodate a covered parking entrance serving both the new building and the church.

Evaluation

While located within or adjacent to three historic districts, the site is not defined by a particularly strong sense of historic context. The parcel is located at the opposite end of the block from the church with which it shares a lot, such that the new construction will not have a presence or prominent visibility from the church or 16th Street. To the north and south are large-scale non-contributing buildings -- the 1980s Richmond condominium to the north and the 1970s Airline Pilots Association Building to the south. The most relevant historic context for the site is the Bay State and Boston House apartment buildings across 17th Street to the west, with which the proposal will share a common 90 foot height, coloration, and contemporary styling. In its use of materials, proportions, scale, detailing, articulation, and vertical orientation, the proposed design is compatible with the character of its context.

Recommendation

The HPO recommends that the HPRB find the concept not incompatible and consistent with the purposes of the preservation act, and that final approval be delegated to the staff.